



Attached, you will find the following packet contents:

- Staff Review
- Staff Presentation
- Application
- Applicant's Letter of Intent (including responses to Approval Criteria)
- Site Plan
- Correspondence

**Staff Review:**

The applicant, Metal Trades, Inc., is requesting a Variance to build a 61' tall building on property located at 4190 Highway 165, Meggett (TMS 159-00-00-038).

The subject property is zoned Industrial (LIN) and is currently serving as offices and other buildings associated with marine fabrication operations. The site contains structures, equipment, and debris associated with Metal Trades, Inc. Surrounding properties vary in zoning: some are zoned AG or AR, and most contain residential homes with the exception of St. Mary's Catholic Church. The neighboring parcel owned by Stevens Towing, Inc. is zoned under it's own Planned Development.

The applicant's Letter of Intent states, *"In order to do the required work, Metal Trades must construct a new fabrication building with a height of 61 feet."*

Staff conducted a site visit on May 7, 2020.

**Background:**

Per County records, the subject property was purchased by Metal Trades, Inc. in 1964 and the majority of the present structures were built prior to the start of the County's record keeping. A Guard House was added in 1981. The two existing buildings that exceed the 35' height limit were built prior to the adoption of the Town's Zoning and Land Development Ordinances being established; therefore, the existing buildings are all legal non-conforming structures.

**Planning Director Review and Report regarding Approval Criteria of §10.12.6 B:**

**§10.12.6 B (1):** There are extraordinary and exceptional conditions pertaining to the particular piece of property;

**Response:** The Subject Property is not extraordinary with respect to its size or shape. Metal Trades, Inc. and a majority of their existing structures predate the establishment of the Town's ZLDR; this is exceptional in that their pre-existence to the Ordinances earmarked their location for industrial use. Buildings exceeding 35' already exist on the site. Therefore, the request meets this criterion.

**§10.12.6 B (2):** These conditions do not generally apply to other property in the vicinity;

**Response:** These conditions may similarly apply to the neighboring parcel owned by Stevens Towing, Inc., in that it also predates the Town's Ordinances. However, they do not conduct marine fabrication operations similar to Metal Trades, Inc. Other parcels in the immediate vicinity are residential homes and one Catholic church. Therefore, the request meets this criterion.

**§10.12.6 B (3):** Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

**Response:** The application of this ordinance may effectively prohibit the applicant's utilization of the property. However, the parcel is already zoned as Industrial and the current use of the property (Marine Fabrication) cannot be done in unprotected conditions. It

must take place in a building, and that building must be tall enough to accommodate the work. Therefore, the request meets this criterion.

**§10.12.6 B (4):** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

**Response:** Granting the Variance Request will not cause substantial detriment to adjacent property or to the public good; Nor will granting the request negatively affect the character of the zoning district. There are already buildings in excess of 35' present on the site and there is sufficient vegetation present to act as a buffer. Therefore, the request meets this criterion.

**§10.12.6 B (5):** The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance;

**Response:** Granting of the request would not have any of these effects. Therefore, the request meets this criterion.

**§10.12.6. B (6):** The need for the variance is not the result of the applicant's own actions; and

**Response:** The need for the variance is not the result of the applicant's own actions. No ordinances were in place when Metal Trades, Inc. started their marine fabrication business in Meggett and future ordinances restricting the height of buildings in which to accomplish said business would have been unforeseeable. Therefore, the request meets this criterion.

**§10.12.6. B (7):** Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

**Response:** Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance. Therefore, the request meets this criterion.

**Board of Zoning Appeals' Action:**

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in

an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§10.12.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZAV-05-20-001 [Variance Request to build a 61' tall building] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. At least two-thirds of the members present and voting are required to approve a Zoning Variance pursuant to §10.12.5C.

# Town of Meggett Board of Zoning Appeals

June 30, 2020

7:00 PM

# BZAV-05-20-001

**Applicant/Owner:** Metal Trades, Inc.

**Property Location:** 4190 Highway 165, Meggett, SC 29449 (TMS# 159-00-00-038)

**Zoning District:** Industrial (LIN)

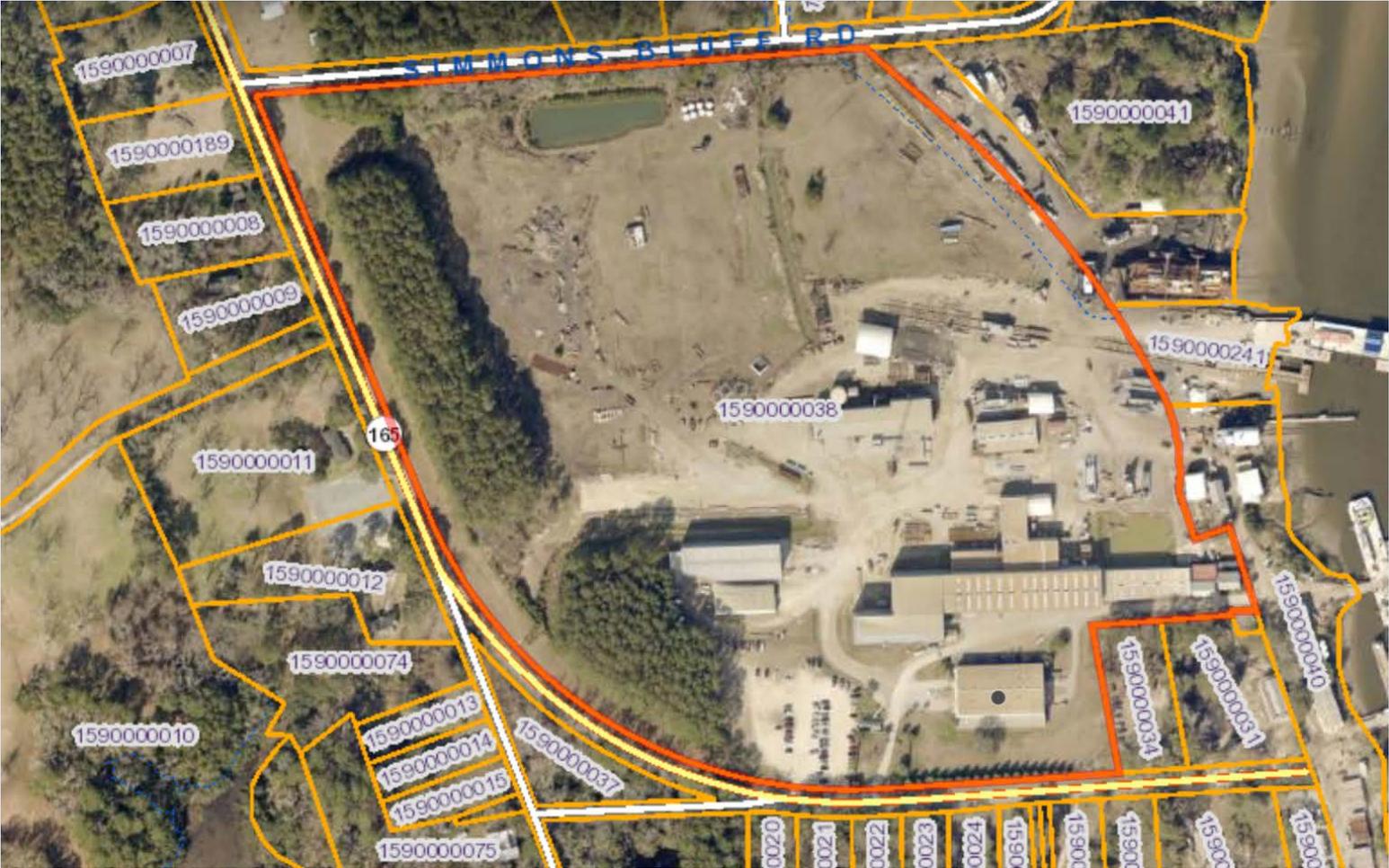
**Request:** Variance request to build a 61' tall building.

**Requirement:** Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), Art. 5.1, Setback & Height Requirements, states *“The lot, setback and height requirements shall comply with Paragraphs 4.3 through 4.8 for the applicable zoning district unless modified by special provision, exceptions and conditions contained elsewhere in this ordinance.”*

# TMS # 159-00-00-038



# Aerial View of TMS # 159-00-00-038



# Article 5.1, Setback & Height Requirements

## **Article 5.1 Setback & Height Requirements**

The lot, setback and height requirements shall comply with Paragraphs 4.3 through 4.8 for the applicable zoning district unless modified by special provision, exceptions and conditions contained elsewhere in this ordinance.

# Site Plan showing location of Existing Structures & Proposed New Structure



# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

***Response:***

The Subject Property is not extraordinary with respect to its size or shape. Metal Trades, Inc. and a majority of their existing structures predate the establishment of the Town's ZLDR; this is exceptional in that their pre-existence to the Ordinances earmarked their location for industrial use. Buildings exceeding 35' already exist on the site.

Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

2) These conditions do not generally apply to other property in the vicinity;

***Response:***

These conditions may similarly apply to the neighboring parcel owned by Stevens Towing, Inc., in that it also predates the Town's Ordinances. However, they do not conduct marine fabrication operations similar to Metal Trades, Inc. Other parcels in the immediate vicinity are residential homes and one Catholic church.

Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

- 3) Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

## *Response:*

The application of this ordinance may effectively prohibit the applicant's utilization of the property. However, the parcel is already zoned as Industrial and the current use of the property (Marine Fabrication) cannot be done in unprotected conditions. It must take place in a building, and that building must be tall enough to accommodate the work.

Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

- 4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

***Response:***

Granting the Variance Request will not cause substantial detriment to adjacent property or to the public good; Nor will granting the request negatively affect the character of the zoning district. There are already buildings in excess of 35' present on the site and there is sufficient vegetation present to act as a buffer.

Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

- 5) The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance;

***Response:***

Granting of the request would not have any of these effects. Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

6) The need for the variance is not the result of the applicant's own actions; and

***Response:***

The need for the variance is not the result of the applicant's own actions. No ordinances were in place when Metal Trades, Inc. started their marine fabrication business in Meggett and future ordinances restricting the height of buildings in which to accomplish said business would have been unforeseeable.

Therefore, the request meets this criterion.

# VARIANCE APPROVAL CRITERIA

According to Article 10.12 Zoning Variances, Section §10.12.6 Approval Criteria of the Town of Meggett Zoning and Land Development Regulations Ordinance (ZLDR), the Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§10.12.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§10.12.6B Approval Criteria).

- 7) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

***Response:***

Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance. Therefore, the request meets this criterion.

# BOARD OF ZONING APPEALS' ACTION

- In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.
- The Board of Zoning Appeals may approve, approve with conditions, or deny Case # BZAV-05-20-001 [*variance request to build a 61' tall building*] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.
- At least two-thirds of the members present and voting are required to approve a Zoning Variance pursuant to §10.12.5.C.

# Public Input

**June 30, 2020**

**7:00 PM**

# Correspondence

# Application for Zoning Variance

## Town of Meggett Board of Zoning Appeals

4776 Highway 165  
Meggett, SC 29449  
Phone: 843-889-3622  
Fax: 843-889-6873  
[www.townofmeggettsc.org](http://www.townofmeggettsc.org)



This application must be completed and submitted in person to the Zoning & Planning Department in order to apply for a Zoning Variance. Please read the entire form prior to completing the application. The applicant shall receive a copy of this completed form at the time the application is filed. **This application will be returned to the applicant within fifteen (15) working days if these items are not submitted with the application or if any are found to be inaccurate:**

- 1) Completed Zoning Variance application signed by the current property owner(s). If the applicant is not the owner of the property, the **Current Property Owner(s)** must sign and print the **Designation of Agent** found below.
- 2) **Restrictive Covenants & Posted Notice Affidavits** signed by the applicant or current property owner(s).
- 3) Applicant's **Letter of Intent** explaining the proposed use and how it meets the Approval Criteria of §10.12.6.
- 4) An accurate, legible **Site Plan drawn to Engineers Scale** must be attached. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, parking areas, Grand trees (24" DBH or greater), wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or plat), holding basins and buffers when applicable. **One (1) 24 x 36 copy & one (1) 11 x 17 copy.**
- 5) Copy of a legible **Approved and Recorded Plat** showing present boundaries of property.
- 6) Check made out to "Town of Meggett" or cash. \$250 fee.

Applicant Name: Metal Trades, Inc.

Mailing Address: PO Box 129

City, State, Zip: Hollywood, SC 29449

Daytime Phone: 843-889-6441

Subject Property Address: 4194 Highway 165, Yonges Island, SC 29449

Present Use of Property: Industrial

Zoning Variance Description: Variance from 35-foot building height limit to construct a 61-foot tall building

Edward Guinn  
Applicant Signature

4/30/20  
Date

Applicant Email Address: sflynn@metaltrades.com, edward.guinn@gel.com

### Designation of Agent

*(Complete only if owner is not applicant): I hereby appoint the person named as Applicant above as my (our) agent to represent me (us) in this application.*

Owner Name: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Email Address: \_\_\_\_\_

### FOR OFFICE USE ONLY

Application #: \_\_\_\_\_

Flood Zone: \_\_\_\_\_

Zoning District: \_\_\_\_\_

TMS #: \_\_\_\_\_

Zoning Officer: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Method of Payment:  Square  Cash  Check # \_\_\_\_\_

## Zoning Variance Approval Criteria - §10.12.6

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# Town of Meggett Board of Zoning Appeals

4776 Highway 165  
Meggett, SC 29449  
Phone: 843-889-3622  
Fax: 843-889-6873  
[www.townofmeggettsc.org](http://www.townofmeggettsc.org)



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*Please answer the questions below; include the responses with your final application submission.*

- A. The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship.**
- B. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing the following findings:**
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;  
This parcel is uniquely suited to the proposed use. It has access to water, it is zoned for industrial use, and it has enough undeveloped area to construct the proposed building. Buildings exceeding 35' already exist on the Metal Trades site. Building 07 is 42' tall and the Main Fabrication building is 45' tall. See the location of these buildings on the enclosed site plan.
  2. These conditions do not generally apply to other property in the vicinity;  
This is one of only two businesses zoned for industrial use in the Town of Meggett. No other business in Meggett conducts marine fabrication operations comparable to Metal Trades, which would require buildings of this height.
  3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;  
Due to the unique nature of Metal Trades' fabrication operations, the proposed use of this appropriately zoned property cannot occur without constructing a building of this height. The proposed work cannot be done outdoors. It must be done inside a building.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

The proposed variance will not change the existing character of the zoning district or be a detriment to the area. Buildings of similar height already exist on the property and similar operations already occur on the property. The site is well buffered from adjacent properties.

5. The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance.

This parcel is already zoned for industrial use and is already used by Metal Trades for marine fabrication. The proposed use is consistent with the existing zoning district and the existing use of the property.

6. The need for the variance is not the result of the applicant's own actions; and

The applicant played no part in the establishment of the building height limit when the Zoning & Land Development Regulations (ZLDR) Ordinance was adopted in 1999. This ordinance was based on the Charleston County ZLDR Ordinance and did not take into account the unique needs of the Metal Trades marine fabrication business.

7. Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

The Comprehensive Plan envisions industrial use in this district and on this particular parcel.

**FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Application #: \_\_\_\_\_

# Restrictive Covenants Affidavit

## Town of Meggett Board of Zoning Appeals

4776 Highway 165  
Meggett, SC 29449  
Phone: 843-889-3622  
Fax: 843-889-6873  
[www.townofmeggettsc.org](http://www.townofmeggettsc.org)



*This Affidavit must be filled out and signed by the applicant/owner.*

I, Shaun Flynn, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) 159-00-00-038 located at (address) 4194 Highway 165, Yonges Island, SC 29449, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in *South Carolina Code of Laws, §6.29.1145*.

Signature *Shaun Flynn*

Date 4/30/20

### **Explanation:**

*Effective July 1, 2007, South Carolina Code of Laws §6.29.1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought.*

### **South Carolina Code of Laws §6.29.1145**

- (A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.
- (B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:
- (1) in the application for the permit;
  - (2) from materials or information submitted by the person or persons requesting the permit; or
  - (3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.
- (C) As used in this section:
- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
  - (2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
  - (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."

### **FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Application #: \_\_\_\_\_

**Posted Notice Affidavit**

**Town of Meggett  
Board of Zoning Appeals**

4776 Highway 165  
Meggett, SC 29449  
Phone: 843-889-3622  
Fax: 843-889-6873  
[www.townofmeggettsc.org](http://www.townofmeggettsc.org)



*This Affidavit must be filled out and signed by all owner(s) of the subject parcel(s).*

I, Shaun Flynn, have reviewed §10.26(2)(B), Posted Notice, on the bottom of this affidavit and understand that a sign(s) will be posted on Parcel Identification Number(s):

159-00-00-038

located at (address): 4194 Highway 165, Yonges Island, SC 29449

at least fifteen (15) calendar days prior to the public hearing date for which my request is scheduled.

I also understand that once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Zoning/Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date or action that is subject of the notice. Failure to notify the Zoning/Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

Owner(s) Signature

May 1 2020  
Date

Owner(s) Signature

Date

Owner(s) Signature

Date

**Town of Meggett Zoning & Land Development Regulations Ordinance (ZLDR)**

**§10.26(2)(B): Posted Notices**

When the provisions of this Ordinance state that "Posted Notice" should be provided, the official responsible for accepting the application shall post the notice on the subject property in a manner that makes the notice clearly visible to neighboring residents and passers-by from each public street bordering the subject property. Unless otherwise expressly provided in state statutes or this Ordinance, Posted Notice shall be in place at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Planning Department if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice.

**FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Application #: \_\_\_\_\_

## **METAL TRADES, INC.**

### **PROJECT COLUMBIA NARRATIVE**

**JUNE 11, 2020**

Metal Trades, Inc. (MTI) has been awarded components for the Project Columbia contract, and this award would have at least a twenty-year impact on its business. Project Columbia is a US government project currently funded for the next 20+ years as the highest National Security Priority. The work for which Metal Trades will be responsible involves receiving steel plating, assembling them into discreet sections of the project, and shipping the sections out to another company where the complete sections will be assembled.

Metal Trades is uniquely qualified to do this work. Its skilled workforce has the metal working experience to fabricate the individual sections in accordance with the tight tolerance manufacturing specifications. Access to the Wadmalaw River enables Metal Trades to capitalize on the deep-water access to ship component sections too large to be moved by other modes of transportation. In order to do the required work, Metal Trades must construct a new fabrication building with a height of 61 feet due to the necessity of a 45' crane clearance under roof. This building will be located directly behind MTI's Marine Railway to facilitate shipping via waterway.

The Town of Meggett's Industrial zoning district allows a maximum building height of 35 feet. The purpose of this variance request is to allow the proposed 61-foot tall fabrication building.

### **Visual Impact / Buffering**

- See the enclosed conceptual building elevations. Note the doors are colored gray on the elevations to make their locations stand out. When constructed, the doors will match the color of the exterior walls. The color of the exterior walls will be the same Metal Trades, Inc. blue as the other buildings on its facility so this structure blends in with the other surrounding buildings.
- View of the proposed building from Highway 165 is screened by an existing stand of mature trees, many of which exceed 80 feet in height. The width of this stand of trees at its thickest part exceeds 100 feet. MTI does not intend to remove any trees in the current buffer and plans to add more trees for additional buffering.
- View of the proposed building from Simmons Bluff Rd will be screened by a 20-foot wide planted buffer. MTI intends to plant cedar trees due to how quickly they grow. MTI is proposing 20 feet in width because we feel this is sufficient for obstruction of view, which is the sole intent of the buffer. As demonstrated by the current buffer, the density will increase as the buffer plantings mature. In addition to this buffer, MTI intends to add more trees in the areas shown on the enclosed rendering. It also plans to extend the buffer to obscure the view of its existing parking lot.
- MTI must consider visibility to exit its parking lot safely but proposes to buffer the parking lot with plant material so there is only one road that serves as both an entrance and exit. MTI intends to landscape the area with floral type landscaping to help beautify the view of this area at the revised entrance to the parking lot.

- MTI plans to maintain the buffer to ensure it continues to serve the purpose intended. Should trees fall, MTI will replant new trees to replace them.

### **Noise Impact**

- Existing work at Metal Trades includes minimal outdoor water and sand blasting. The proposed fabrication work will generate less noise than both existing operations.
- All new fabrication work for this project will be accomplished inside the proposed fabrication building.
- This building is strategically placed to not only reduce visibility but also to help reduce sound since the building should act as a sound buffer to Simmons Bluff Rd due to its size and placement on the northwest part of the property.
- Normal business hours: M-Th 6 am to 4:30 pm
- Occasional overtime hours: F, Sat 6 am to 2:30 pm. MTI rarely works on Sundays.

### **Light Impact**

- No additional outside work is proposed and therefore lights surrounding the building will need to be minimal.
- Site lighting will be added to enable workers to navigate the site before sunrise. The lights will be set on a timer to minimize their running times.
- Lights will be mounted on the proposed building as perimeter lighting. The lights will not need to be at the highest height of the building, but instead will be placed about 30 feet off the ground to reduce impact on the community.
- New lights will be shielded on the top and sides. Light can only exit from the bottom of the fixtures.

### **Economic Impact**

Metal Trades will be increasing its workforce by adding up to approximately fifty additional fabricators to its existing workforce to accommodate this work. This program requires highly skilled individuals who will earn an average pay rate of \$55,000 per year without overtime. Metal Trades Inc. has been chosen as one of only six super fabricators throughout the entire United States to work on this program.

MTI believes in investing in its local community through fostering and mentoring talent from the surrounding community and schools. As part of this effort, MTI donates the building in Hollywood to Trident Technical College and the Town of Hollywood to offer a specialized trade school to the local rural community to assist with access to skill level training. MTI is committed to investing in internships and mentoring programs to assist in building its surrounding community and offering opportunities to the surrounding residents who have a vested interest in the area.

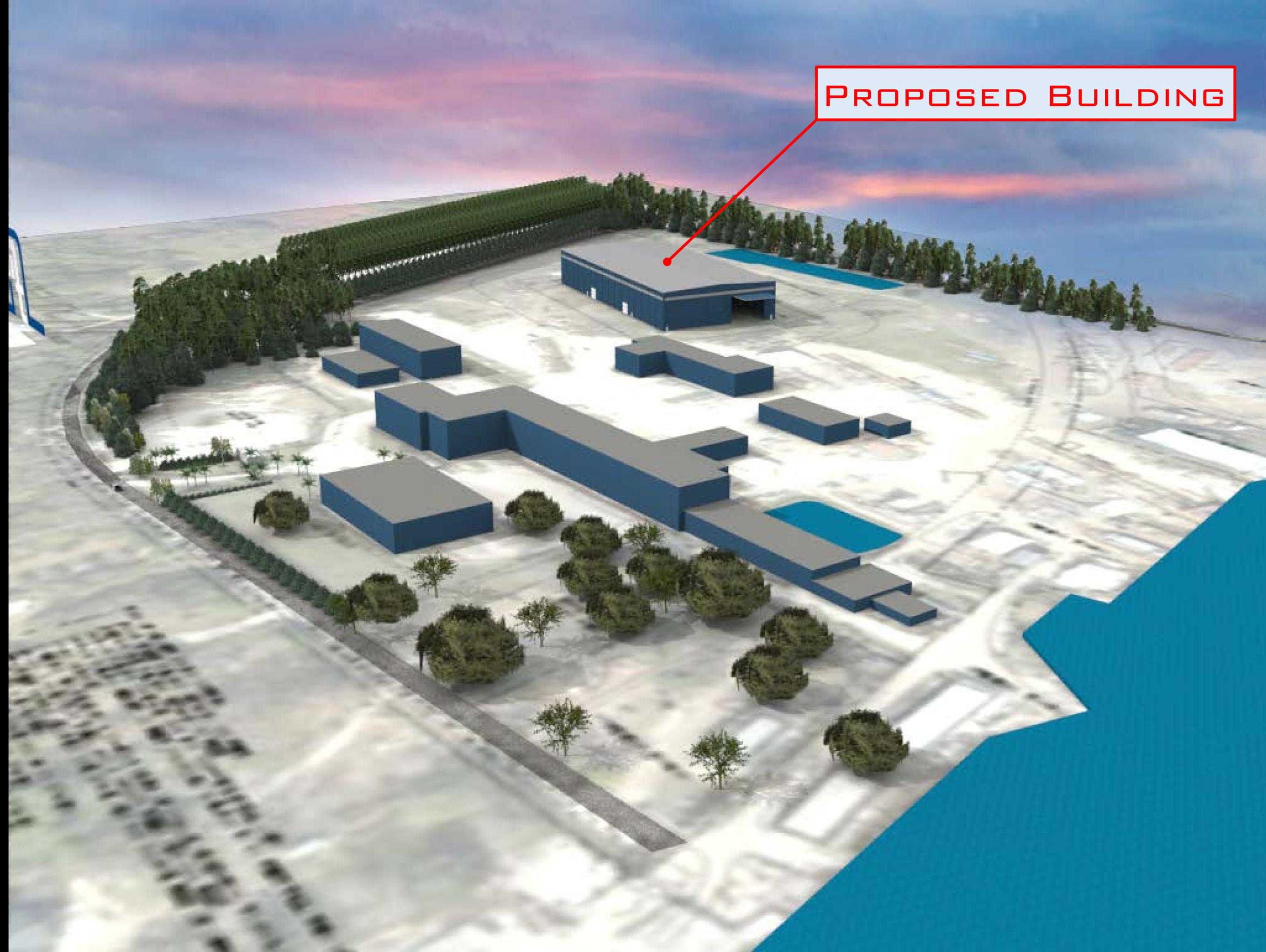
### **Other Community Considerations**

Metal Trades, Inc. understands the need to keep the road clean and free of trash along Highway 165. MTI is committed to dedicating an employee to pick up trash along the highway from its property to Meggett Creek monthly.

Metal Trades, Inc. understands the need to reduce traffic and speeding and recognizes little control from regulating this outside of local law enforcement support. MTI agrees to work with local law enforcement to set up more frequent speed traps and to research the possibility and feasibility of a DOT traffic study with the support of the Town and the community.

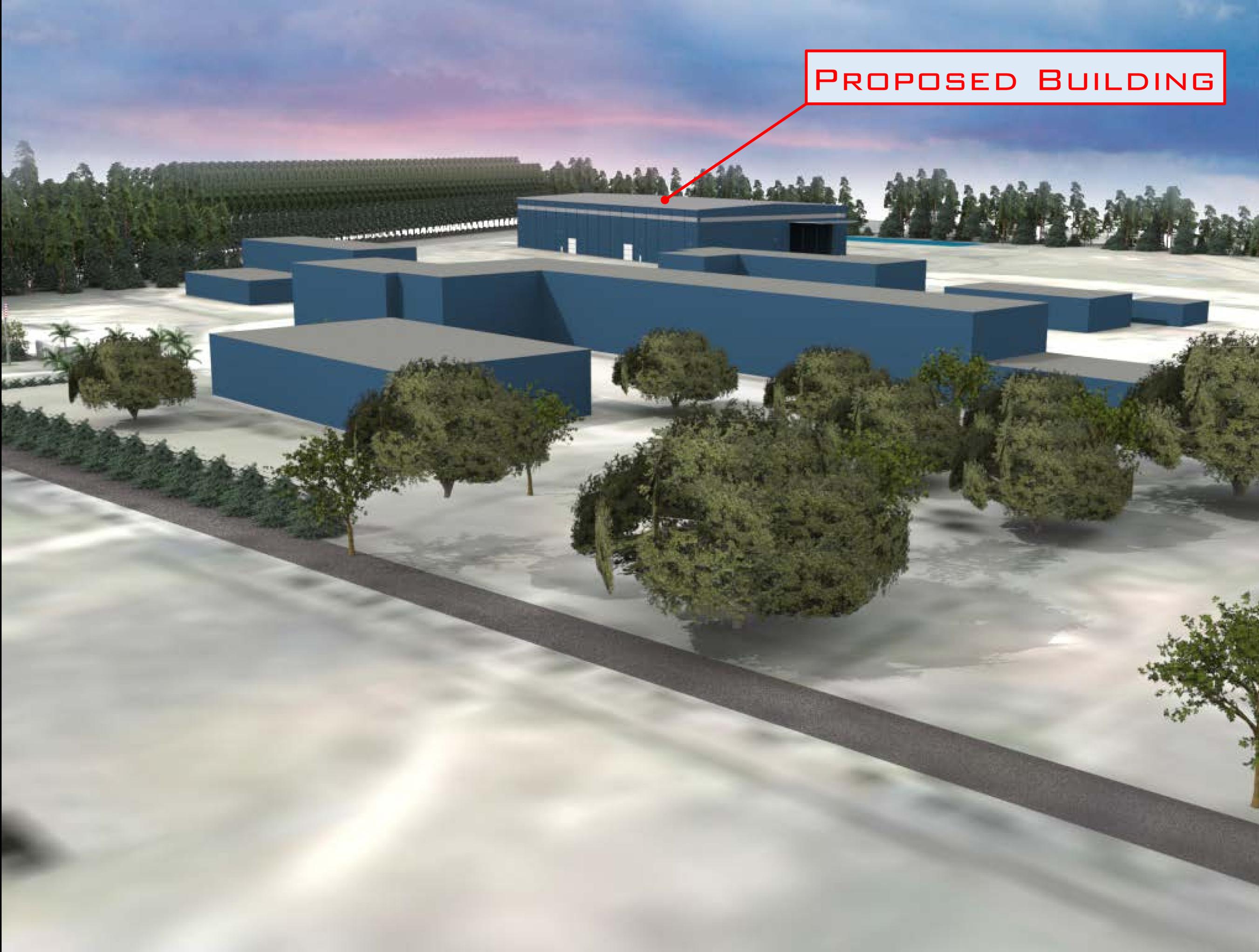


PROPOSED BUILDING



MECAL CRADOCKS, INC. 

PROPOSED BUILDING

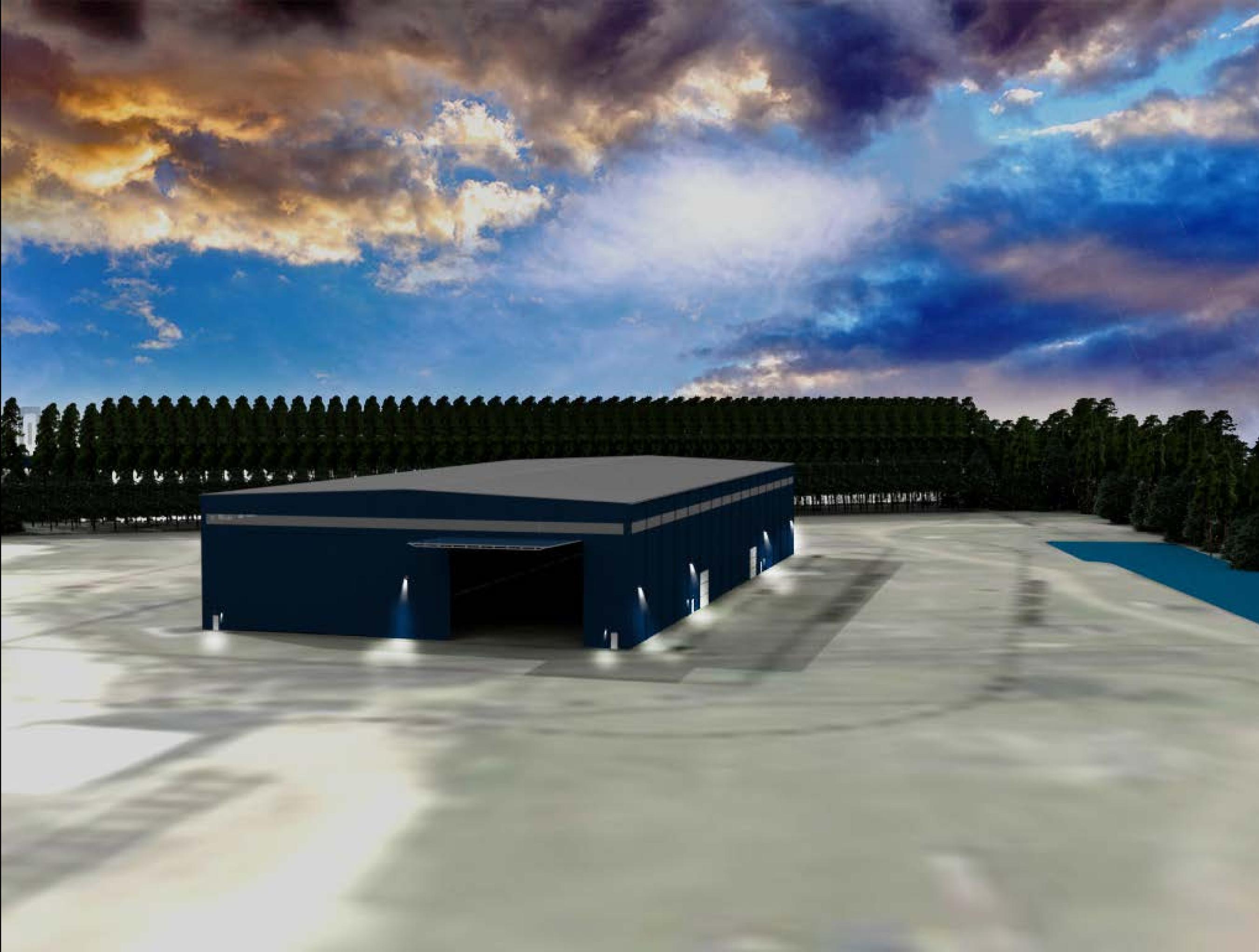


**MEVAL CRADDES, INC.**  


PROPOSED BUILDING



Entrance and Employee Parking from Hwy 165



**METAL CRADLES, INC.**

